

DELEGATED FILE NOTE

CASE OFFICER: ...Francis Mabbett.....

APPLICATION REFERENCE	BRIEF DESCRIPTION OF DEVELOPMENT	APPLICATION SITE
26/00373/TCA	T1: Sycamore - Fell to ground level and eco plug	Land Adjacent To 7 Manor Cottage Wymondley Road Willian Hertfordshire SG6 2AW

Submitted Plan Nos

1.0 Policies

2.0 Site History

23/02238/TCA, 25/00166/TCA, 25/02964/TCA

3.0 Representations

None received.

4.0 **Planning Considerations**

4.1 **Site and Surroundings**

Sycamore (applicant's plan) subject of this application is located behind the rear boundary to the North of 7 Manor Cottage. The tree is partly visible to the public realm and surrounding properties. The site is within the Willian Conservation Area.

4.2 **Proposal**

T1: Sycamore - Fell to ground level and eco plug

4.3 **Key Issues**

The key issue for consideration is the impact that the proposed works would have on the character, appearance and amenity of the Conservation Area.

4.3.1 The tree is partly visible to the public realm.

4.3.2 The Sycamore is located within a group of trees growing behind the rear boundaries of the row of dwellings at the site. The tree has had branches removed back to the stem as part of previous crown lifting operations and leans over the rear garden. The tree has asymmetrical form and its amenity value is moderate and limited. The impact of removal of this tree is likely to be minimal due to the presence of adjacent trees that already obscure the tree from view.

4.4 **Conclusion**

4.4.1 The proposed works would not result in any unacceptable adverse impact upon the character, appearance and amenity of the Willian Conservation Area.

4.5 **Alternative Options**

4.5.1 None applicable

4.6 **Pre-Commencement Conditions**

4.6.1 None applicable

5.0 **Recommendation**

5.1 No objection.

Signed  Naomi Reynard	Development Management North Hertfordshire District Council Council Offices Gernon Road Letchworth Herts SG6 3JF
Determining Officer Date: 27 February 2026	